

# PUBLIC HEARING AGENDA



## Planning & Zoning Commission

**T U E S D A Y  
JULY 27, 2004**

**(REVISED)**

The City of Tempe endeavors to make all public hearings accessible to persons with disabilities. With 48 hours advance notice, special assistance can be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8331 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in Planning Commission public hearings.

**PRE-SESSION - begins at 6:00 p.m. – Tempe City Council Chambers (Garden Level), 31 East Fifth Street. The Planning & Zoning Commission reserves this time to discuss informally any item(s) appearing on the Public Hearing Agenda, including questions/answers. Only procedural decisions will be made in the Pre-Session.**

- Review of proposed Consent Agenda
- Review of past and future applications with staff
- Overview of Zoning & Development Code schedule

**PLANNING AND ZONING COMMISSION HEARING –7:00 p.m. – Council Chambers, 31 East Fifth Street.**

Consideration of Minutes.

1. **ZONING AND DEVELOPMENT CODE (0414)** Hold a public hearing for **CITY OF TEMPE – ZONING AND DEVELOPMENT CODE** (City of Tempe, applicant) **Ordinance 2003.36 #ZON-2003.19** for the proposed Zoning and Development Code. **Note: Continued from the July 13, 2004 public hearing.**
2. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **5<sup>TH</sup> STREET TOWNHOMES** (Joseph Lewis, Tempe Lofts LLC; property owner), located at 598 W. 5<sup>th</sup> Street, including the following:

**#ZON-2004.06 Ordinance No. 808.2004.06** for a zoning change from R-3, Multifamily Residential Limited to R1-PAD, Single Family Residential District on 0.33 gross acres.

**#SPD-2004.50** for a Preliminary and Final Planned Area Development (PAD) consisting of seven, three-story, one and two bedroom townhomes (five, two-bedroom and two one-bedroom, totaling 10,833 s.f.) on 0.33 net acres.

Variance:

Waive the requirement of Planned Area Development's for site areas of at least 0.50 (1/2) net acres.

**#SBD-2004.51** for an Amended Final Subdivision Plat consisting of seven (7) lots and two (2) tracts on .33 net acres.

**Note: Continued from the July 13, 2004 public hearing.**

3. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **GREATWALL SUPER BUFFET** (Perry Pavlina, property owner), located at 4455 South Rural Road, including the following:

**#SFP-2004.47** an Amended Final Plan of Development for Site D-1, Lake Country Plaza for a 6,778 s.f. restaurant on 1.22 net acres.

Variance:

1. Reduce the minimum required parking spaces from 87 to 79.
2. Waive the required landscape islands at the end of parking aisles along the east property line and the required landscape islands to separate rows of more than fifteen (15) parking spaces along the north and east property line.

**Note: Continued from the July 13, 2004 public hearing.**

4. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **McCLINTOCK ANIMAL CLINIC** (Joel & Nancy Higginbotham, property owner, Dr. Tracy Wight, business owner), located at 1836 East Elliot Road, including the following:

**#SGF-2004.53** for an Amended General Plan of Development for Capistrano Village, consisting of 30,063 s.f. on 8.54 net acres and an Amended Final Plan of Development for Lot 3, for a veterinary clinic consisting of 5,650 s.f. on 1.19 net acres.

Use Permit:

Allow a veterinary clinic with no boarding in the PCC-1 Zoning District.

5. **PLANNED DEVELOPMENT (0406)** Hold a public hearing for **LDS INSTITUTE** (Church of Jesus Christ of Latter Day Saints, John Cahoon, property owner), located at 650 East Orange Street, including the following:

**#ZON-2004.07 Ordinance No. 808.2004.07** for a zoning change from R1-6, Single Family Residential to R-3, Multifamily Residential Limited on .52 gross acres.

**#SIP-2004.52** for a site plan for a new building and parking structure consisting of 239,552 s.f on 3.157 net acres.

Variances:

1. Increase the maximum allowable building height for the LDS Institute Building in the R-3, Zoning District from 30 feet to 42 feet.
2. Increase the maximum allowable building height for the LDS Institute parking garage in the R-3, Zoning District from 30 feet to 42 feet.
3. Increase the maximum allowable building coverage in the R-3 Zoning District from 40 percent to 54 percent.
4. Reduce the required courtyard separation between structures from 50 feet to 37 feet.
5. Reduce the required street side yard setback along McAllister Avenue from 25 feet to 20 feet.

**POST-SESSION – begins after regular meeting – Tempe City Council Chambers, 31 E. Fifth Street. If necessary, continue pre-session discussion.**